VOLUME 2 CONTENTS

ENVIRONMENTAL STATEMENT

APPLICATION DRAWINGS

- Drawing OP/1 Site Location Plan (Nov 2007)
- Drawing OP/2 Planning Application Boundary (Nov 2007)
- Drawing OP/3 Site as Existing (Nov 2007)
- Drawing OP/4Proposed Site Layout (Dec 2008)
- Drawing OP/5 Proposed Elevations of MRF(Nov 2007)
- Drawing OP/6 Proposed Elevations of AD Plant (Dec 2008)
- Drawing OP/7 Cross Sections (Dec 2008)
- Drawing OP/8 Proposed Elevations of Finished Product Building (Dec 2008)
- Drawing OP/9 Proposed Office Elevations (Dec 2008)
- Drawing OP/10 Habitat Plan and Proposed Site Layout (Dec 2008)
- Drawing OP/11 Proposed Landscape Layout (Nov 2007)
- Drawing OP/12 Proposed Site Drainage Arrangement (Dec 2008)
- Drawing 001 Proposed Cross Sections (Oct 2008)

ENVIRONMENTAL STATEMENT CHAPTERS

Otterpool Quarry,
Sellindge, Kent

Proposed Materials Recycling Facility and Anaerobic Digestion Plant

Non Technical Summary

SLR Ref 409.1376.00002

September 2009

solutions for today's environment

NON TECHNICAL SUMMARY

INTRODUCTION

Countrystyle Recycling Ltd. (Countrystyle) is applying for planning permission to develop an integrated waste management, treatment and recycling facility for commercial and industrial wastes together with the potential to provide capacity for the treatment and recovery of source separated municipal waste streams within East Kent. The proposed development will therefore provide a much needed facility for the recovery of recyclate, energy and compost from waste that would otherwise go to landfill and will help to ensure the diversion of the biodegradable element of waste away from landfill in accordance with European and National legislation.

The site is a former quarry, which has been used in the past for the storage and maintenance of vehicles and asphalt and concrete production. The site is currently not being used and is cleared of buildings but it is considered to be a brownfield, industrial type location because of its planning history and there being no restoration requirements.

Permission will be sought for the construction and subsequent operation of:

- A materials recycling facility (MRF) that will manage co-mingled recyclable materials from commercial and industrial producers. The enclosed plant will also have the capacity and capability to deal with possible future waste streams from municipal sources;
- An anaerobic digestion (AD) plant that will be in the form of an enclosed building housing waste reception and feedstock preparation areas with the digestion tank and gas utilisation plant along side;
- An external maturation pad for storing saleable product from the AD plant; and
- Associated office, mess and weighbridge facilities.

Site Description

Otterpool Quarry is located at national grid reference 611190E 136610N and is a redundant mineral and construction materials processing facility previously operated for the purpose of asphalt and readymix concrete production. The site is presently cleared of the previous buildings and uses but a number of concrete pads remain that used to support various processing equipment. Countrystyle has subsequently processed a limited quantity of mixed aggregate and historical process residues in order to tidy the site and establish volumes of surplus materials that can be used in the development of the site.

The site has an existing access on to the A20, Ashford Road, which forms the northern boundary of the site. A transport café is located on the other side of the A20 opposite the site access

The remainder of the site is surrounded by agricultural land with Barrow Hill Farm cottages located to the north west of the site on the other side of the A20. Otterpool Lane is located to the west of the site along with Otterpool Manor. A geological SSSI is located in fields to the south east of the site but would not be affected by the proposed development. Further to the south is the industrial estate and employment allocation known as Link Park.

The site itself, as a former quarry, is at a lower level than the surrounding farmland and has existing, established vegetation on its northern, eastern and southern boundaries. This will be retained and enhanced by the proposed development.

The site is not subject to any ecological, landscape or archaeological designations and is not located within a floodplain or a groundwater protection zone. The receipt of waste will take place between the following hours;

07.00 – 18.00 Monday to Friday

07.00 – 13.00 Saturdays

The site location is set out in Drawing OP/1 Site Location Plan.

This non technical summary accompanies the Environmental Statement which has been prepared as part of the planning process.

DESCRIPTION OF THE DEVELOPMENT

The proposed development will provide an integrated waste management, treatment and recycling facility for commercial and industrial wastes together with the potential to provide capacity for the treatment and recovery of source separated municipal waste streams within East Kent.

The proposed development, subject to this planning application, will therefore comprise:

- A materials recycling facility (measuring 93m by 30m by 12.5m high) that will manage co-mingled recyclable materials from commercial and industrial producers. The enclosed plant will also have the capacity and capability to deal with possible future waste streams from municipal sources. The MRF will also include an element of waste transfer capacity as it is recognised that some residual waste from both processes will require final disposal to landfill;
- An anaerobic digestion plant (measuring 60m by 47m by 12.5m high) that will be in the form of an enclosed building housing waste reception, feedstock preparation facilities with the digestion tank and gas utilisation plant alongside;
- A covered maturation pad (measuring 57m by 30m by 12.5m high) for storing saleable product from the AD plant; and
- Associated office, mess and weighbridge facilities.

The AD plant will consist of a waste reception hall where incoming waste would be deposited before being moved into the feedstock preparation area where the waste is turned in to a slurry. The slurry is then passed in to the single digestion tank where it is turned into biogas and compost. The biogas goes to the gas plant where it can be

used to generate electricity and the compost would be sold as a soil conditioner. The proposed plant will have the capacity to manage the proposed volume of 20,000 tonnes per annum (tpa). Details of the proposed plant are shown on Drawings OP/6 and 7. The waste reception, processing and digestion activities will all be managed within an enclosed building and only the maturation of the finished production will be undertaken outside because the material at this stage does not generate any significant odour release.

Dust and Odour Control (Anaerobic Digestion)

The following information explains how the proposed AD system at Otterpool will manage this risk in line with the numerous facilities operating in a small number of UK locations together with a much larger number of mainland European operations.

It is intended to install the KOMPOGAS Process, (one of Europe's leading AD suppliers), for the organic waste treatment system at Otterpool. This choice has been made following a technical review by SLR Consulting of several AD technology providers currently available to the market. This type of process based on a horizontal digester and all storage of waste inside the building was chosen based on the evaluation of different potential feedstocks planned for this site.

The anaerobic digestion plant is designed to treat organic waste streams, for example garden and kitchen waste. Organic waste is always collected separately and will not come into contact with other waste streams using the MRF facility.

Tipping of waste from vehicles will not be allowed until they have entered the building and doors in the reception hall are closed. Materials once tipped within the AD tipping hall are processed by shredding and screening before transported into the digester feed hopper. Any materials found to be outside of the operating parameters of the facility or in breach of permitted waste types (specified by the regulatory permit) will be stored within an allocated area until onward transportation can be arranged. At all times, such materials will be held within the enclosed building.

Organic material from the feed hopper is pumped to the fermenter in a fully automated system. Digestion of waste takes place in a fully sealed and insulated tank. Bacteria use organic material as their food source, thereby removing those components with the potential for unpleasant odour formation and releasing biogas. Biogas, a high value product, is collected from the headroom of the digester and used in a gas engine for power production.

The fermentation residue is dewatered into a cake and liquid phase. The liquid phase is partially recycled and any surplus liquid is stored in covered tanks and used as liquid fertilizer. The digestate cake is laid out in composting rows inside a different part of the enclosed building. Active aeration starts a conventional composting process which leads to further stabilisation of remaining organic material.

An overview of the KOMPOGAS process is shown in below.

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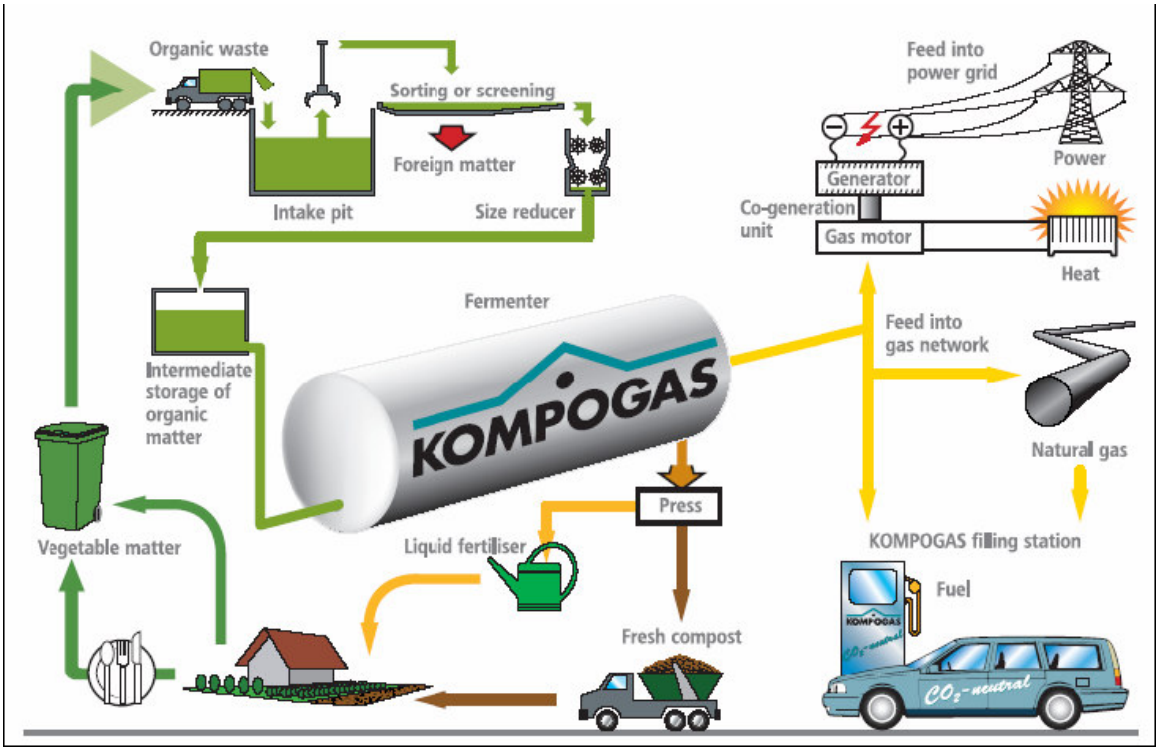

Ventilation

As the AD plant is an enclosed waste treatment facility, a ventilation system will be required to manage odour, operator health and safety, dust and particulate emissions.

The Kompogas ventilation system is designed to provide frequent exchanges of air in enclosed buildings and to maintain negative air pressure within enclosed buildings (i.e. the air pressure inside the building is lower than outside) so as to prevent air emissions to the atmosphere from doors etc. The ventilation system will include the standard ducting and fans leading to a biofilter for odour removal.

All air from the reception hall is directly diverted to the biofilter system. Compounds causing odour are used by microbes in the biofilter as food source. Microbes reduce these compounds in the presence of oxygen to carbon dioxide and water and as such remove potential odour from released air. The biofilter, always kept wet, works in addition as an efficient dust treatment system for airborne particles from the reception hall.

During anaerobic digestion, proteins in the organic material have been degraded and thereby some ammonia has been released into the liquor. During composting a part of ammonia will be evaporated. Therefore the composting area is kept under negative pressure and all air is treated in the biofilter before released into the environment. The

slightly acid conditions in the biofilter are favourable for removal of ammonia, allowing for high treatment efficiency.

After 2 to 3 weeks aeration of the digestate cake, the material has changed to a well stabilised compost. Bacterial activity is low and heat release gradually slows down to leave a mildly warm compost material. At this stage the compost will be transported for further maturation in the enclosed maturation hall.

Final maturation for another 2 to 3 weeks is a process dominated by humus formation, giving the material the typical compost properties. The process takes place without further aeration. The final product has the same properties as compost from conventional treatment processes. No odour formation is expected from the storage of mature compost. Refinement of the material takes place inside the maturation building.

Kompogas recommend that an AD plant receiving 20,000 tonnes of waste per annum has a Receiving Hall area including Conditioning and Intermediate Storage Area in the order of 900m^2.

The proposed dimensions of the AD buildings at Otterpool are in line with those recommended by Kompogas. The ventilation and odour control systems set out in the Kompogas report would be used at Otterpool, consequently, odour should not be a problem.

Due to the internalisation of all waste treatment, both in the AD and MRF buildings, it is not envisaged that air borne dust should be created by the operating procedures at the site and that any dust created within the buildings will be managed as part of the daily housekeeping regime.

Externally, further design aspects including the hard-standing areas that surround the buildings, will limit the creation of air borne dust from traffic movements associated with the operations.

In the event, however, that any dust is created and becomes visibly airborne, then the operator will use adequate dust suppression measures to dampen the yard areas and prevent this escaping the operational site. This will be controlled by standard measures that will include a tractor mounted water bowser that will utilise rain water collected from the roof and site drainage systems.

It is proposed that the AD plant will deal with the following waste types:

- Source separated organic waste and pre-consumer organic waste;
- Post consumer separated organic waste from commercial and industrial producers;
- Source separated green waste from municipal sources within East Kent; and
- Source separated mixed organic waste from municipal sources.

Materials Recycling Facility

The MRF will have a capacity to deal with 75,000 tpa and all waste reception and processing activities will be entirely enclosed within the proposed building. Any

external storage of material recovered from the recycling process will be limited to items such as baled metals and will not include paper rich materials.

The MRF will manage the following waste types:

- Source segregated commercial and industrial waste, which from the 1st October 2007 requires mandatory pre-treatment in accordance with the Landfill (England and Wales) Regulations 2002;
- Source separated co-mingled commercial waste from municipal sources; and
- The transfer of non-recyclable residual waste that cannot be recovered by the above two processes.

The proposed development would use the existing site access on to the A20 but this would improved and widened within the site to provide adequate sight lines and allow the free movement of HGVs into and out of the site. Daily vehicles movements based on a 95,000 tpa throughput are estimated to be in the region of 135 (in and out) a day. Hours of operation for the receipt of waste will be 0700 to 1800 hours Monday to Friday and 0700 to 1300 hours on Saturdays, with no operations on Sundays or Public Holidays. However the AD process is by its nature a 24 hour process so this plant would have to operate on a continuous basis.

The proposed development will employ an estimated 25 full time equivalents.

Existing screening vegetation on the site boundary would be retained and managed and a 2m strip of additional planting would be created along the western boundary of the site, see Drawing OP/4.

Alternative site Assessment

A review of 17 potential alternative sites was carried out to determine if other sites within East Kent would be more environmentally acceptable for this development. The site selection came about through discussions with District Councils and local land agents.

Many of the sites were Greenfield, which goes against the policies of PPS10 and the Development Plan which support brownfield sites or previously used sites for waste management developments. Many sites were also too small and/or provided a standard industrial building which may have been suitable for a MRF but not for an AD Facility, which has to be purpose built,

The top scoring sites were Axiom at Orbital Park and Cheriton Parc which scored 12 points out of a possible 19. Otterpool Quarry scored 10 points, as did Waterbrook (Sevington) and Eureka Business Park in Ashford. All the other sites scored less than 10.

Although Orbital Park and Cheriton Parc scored higher than Otterpool Quarry, the available plots at both are smaller than 2ha and Cheriton Parc is limited to B1 use thus unsuitable for the proposed use. Eureka Business Park is also limited to B1 use and Waterbrook is not yet on the market.

The conclusion has therefore been reached that the most appropriate site of those considered as part of this alternative site assessment, is Otterpool Quarry.

Need

A report produced for WRAP (Waste and Resources Action) entitled 'Dealing with Food Waste in the UK' states that food waste is one of the largest single fractions of the UK waste stream.

Although waste food makes up approximately 18% of UK household waste (around 216kg per household per annum), at present, only 2% of the food waste produced in the UK is collected separately for composting or anaerobic digestion.

Home composting is on the increase and has the potential to reduce the amount of waste in the food stream by up to 10%, however, the majority of food waste will still go to landfill.

Policy 8 of the Kent Joint Municipal Waste Management Strategy (2007) seeks a pooled recycling and composting target of 40% for recycling and composting for 2012/2013. Policy 12 states that Kent Waste Partnership will work to secure composting capacity, to enable the Authorities in Kent to provide an efficient and cost effective service.

The Kent Waste Strategy seeks to compost more waste and if permitted, the AD facility could make a significant contribution to the 40% recycling and composting target.

In summary, the quantity of food waste within the UK waste stream is likely to remain significant for the foreseeable future thus the need for alternatives treatment methods to landfill is clear. AD has strong backing in the Waste Strategy 2007, however, there is an acute lack of AD facilities in the UK at present. AD offers a facility to generate 100% renewable energy from biodegradable waste and research undertaken by Friends of the Earth confirms that it is the most sustainable way to treat food waste in the UK.

SUMMARY OF ENVIRONMENTAL EFFECTS

As the proposed development is Schedule 2 Development, a number of technical assessments were undertaken to assess the main likely environmental effects and describe measures to avoid, reduce or remedy any significant adverse environmental effects.

The Technical Assessments are presented in full in Volume 2, however, a short summary of the findings is set out below.

Air Quality

An Air Quality assessment was undertaken regarding the impacts associated with the proposed development.

The Assessment identified the following as sources with the potential to impact on air quality:

- Emissions from vehicle movements on local link roads associated with construction and operation;
- Deposited dust resulting from construction and operational activities;
- Potential odour generating sources during operation associated with waste received at the MRF/AD plant; and

- Combustion emissions from gas plant associated with the AD plant.

The assessment was undertaken in a phased manner, whereby an initial screening was undertaken to gauge the potential significance of any impact and further (more detailed) assessment undertaken if necessary. Mitigation measures were also described. The assessments undertaken indicated that the mitigated scenario would not lead to a significant risk of impact and it was not considered that any additional air quality monitoring was statutorily required to assess the potential impacts of this proposal.

Landscape and Visual Impact

In response to questions from KCCs Landscape Officer, SLR produced a Landscape Design and Visual Impact Document (May 2008). The Landscape Officer concluded that "*we do not consider that the proposals would have any significant impact on views from the Kent Downs AONB, or impact significantly on its landscape quality because of the distance of the site from the AONB, intervening landform, vegetation and development from any available views'.*"

Traffic and Transport

The traffic and transport impacts of the proposed development have been considered and are summarised below:

The development would receive wastes from East Kent and would generate approximately 152 two-way HGV movements per day, averaging around 16 movements per hour. The existing access junction would be upgraded as part of the proposals.

The application site is well located in terms of access to the strategic road network and all HGV traffic, with the exception of very local trips, would be routed east from the site access to access the M20 at Junction 11. The route passes minimal development and avoids the villages of Sellindge and Barrowhill.

The operation of the proposed access junction has been assessed. It has been demonstrated that the junction would operate with significant spare capacity in the future, with no queuing or driver delay expected. No capacity issues are anticipated on the surrounding highway network.

The A20 has a high proportion of HGV use and is an established freight route for vehicles travelling between the M20 and Lympne Industrial Estate. The development proposals would generate a moderate increase in HGV numbers on this link, however no significant environmental impact has been concluded.

An assessment of personal injury road traffic accidents identified no accidents within the immediate vicinity of the site access junction during the previous five years. An insignificant impact upon road safety has been concluded.

Overall, it is considered that the development proposals are acceptable in traffic and transport terms.

Noise

A noise assessment was carried out in accordance with EIA good practice guide, the EIA Regulations and British standard guidance. T

Baseline noise surveys were carried out on 10th and 11th October and 25th November 2007 to establish the existing noise climate at four of the nearest noise-sensitive receptors to the site during weekday and weekend periods. Noise measurements were undertaken at the following positions which were considered representative of the residential noise-sensitive receptors closest to the site:

- Position 1 on land to the south of Upper Otterpool, to the south of the site;
- Position 2 Otterpool Manor, to the west of the site;
- Position 3 Barrow Hill Farm Cottages, to the north-west of the site; and
- Position 4 Mink Farm to the north-east of the site.

The assessment of ambient noise levels showed that a moderate impact was predicted at Upper Otterpool during the weekday daytime period.
It was recommended that, in order to reduce this impact to slight and barely, the MRF building should be designed to achieve attenuation of 35dB.
The BS4142 assessment of noise from the fixed plant showed that the weekday and weekend operations will be unlikely to lead to noise complaints from local residents.
The ambient noise assessment has shown that, with the recommended mitigation measures, the impact on ambient noise levels will be at worst, slight and barely perceptible.

Geology, Hydrology and Hydrogeology

There are no surface water features within the proposed development area or along its boundaries. The Environment Agency has indicated[1] that the site falls within Flood Zone 1, which represents an annual probability of less than 0.1% of a flood occurring. The Environment Agency has also indicated that their records do not give any indication of flooding from a ‘main river’ having affected the site in the past.

Although the site is only in a Flood Zone 1, owing to the size of the development being greater than 1 hectare, in accordance with PPS25 – Development and Flood Risk, a flood risk assessment has been prepared. The flood risk assessment, together with the proposed surface water management scheme shows there is no increased or residual flood risk from the proposed development.

Potential Impacts on Geology

The proposed development does not include any change to the landform, and hence no impact on the site geology is involved. The proposed development is not considered likely to have any impact on the adjacent geological SSSI, as the proposed development is at a lower elevation than the SSSI, and is separated by a 2-3m rockface that would not be affected by the development. Hence there is no likelihood of runoff from the proposed development reaching the SSSI and affecting the geology in any way.

Potential Impacts on Groundwater and surface water

Given the hydrogeological setting, it is considered that the proposed development has the potential to impact on groundwater and surfacewater in terms of both the quality and the flow regime.

The groundwater and surface water regimes at the proposed development site have been assessed with reference to information held by the British Geological Survey, the Environment Agency, Local Authorities and others. The development site is located on the Hythe Formation, which is considered to be a Major Aquifer. These deposits overlie the low permeability Atherfield Clay and Wealden Clays.

A single private water supply is located 1.5km of the site; however, this is likely to draw water from the overlying Folkestone Formation rather than the Hythe Formation. The Hydrogeological Map indicates that groundwater flows towards the north from the outcrop area towards the East Stour River.

The potential impacts of the proposed development upon the hydrogeological and hydrological environments have been identified and assessed, and where appropriate, mitigation measures have been accommodated into the design of the development. It is recommended that all aspects of the construction and operation of the site are in accordance with best practice guidance. Overall, it is concluded that, with respect to geology, groundwater and surface water, there are no significant residual impacts of the development after consideration of the identified mitigation measures.

Ecology

The local planning authority and Natural England office were consulted at the screening stage on the need or otherwise for an Ecological Impact Assessment (EcIA). During this consultation period, Natural England advised that in this case a full EcIA would not be necessary, however they did advise that:

> *'appropriate detailed surveys which should include as a minimum a Phase 1 Habitat survey are included as part of the planning application and that an appropriate mitigation strategy is developed and implemented with regards to protected species should these be present which should include an evaluation of:*
>
> - *the impacts on the protected species concerned;*
> - *the proposed habitat reinstatement post construction if there is to be any loss of natural habitat that should aim to bring about a net*

gain for biodiversity in line with Planning Policy Statement 9: Biodiversity and Geological Conservation.

The surveys should be carried out by experienced and appropriately trained/licensed persons. Information about the potential impacts of the proposal on habitats and protected species and, where necessary, details of mitigation should be submitted before the application is determined.'

In order to satisfy the requirements of Natural England, particularly with respect to protected species, and provide sufficient ecological information in support of the current application a desk top study and field work were undertaken.

Data – Desk Study

Information on statutory wildlife sites within 2km of the application area has been obtained from published sources. Information on non-statutory sites and the presence of protected species near the site has also been sought through consultation with Kent and Medway Biological Records Centre (KMBRC), and the National Biodiversity Network (NBN) gateway[2].

Collection of Baseline Data – Field work

A baseline ecological survey of the site was conducted by an Ecologist from SLR and comprised of an Extended Phase 1 Habitat survey with initial appraisal of habitats within the site and a 30m annulus for protected species including bats, reptiles and badger.

The Extended Phase 1 Habitat survey comprised an assessment of the ecological value and distribution of habitat within the site as a whole and aimed to identify and provide further information, through the use of Target Notes on habitat features of particular value to different plant and animal groups.

Given the habitats and species present on the site and the extent of the proposed development, no further survey work was considered to be required as long as there are no works scheduled to take place within 20 metres of the stand-off of the badger sett in the south-eastern corner of the site. If for any reason works need to be undertaken within the standoff then further survey work will be required.

The assessment of impacts identified that the proposed development would result in the potential disturbance of the badgers resident in a sett in the south eastern corner of the site, but that the level of disturbance was not significant at a local level. No other residual impacts associated with the proposed development were anticipated.

Cumulative Effects

Otterpool Quarry is a redundant quarry and industrial site. No significant adverse cumulative effects have been identified as a result of the proposed development and positive impacts in relation to sustainable waste management and employment have been identified.

[2] www.searchnbn.net

CONCLUSIONS

A need for facilities to manage green waste and food waste in East Kent has been identified in the Development Plan and Anaerobic Digestion is considered to be the optimum technology to meet this need.

The need for waste management facilities has been demonstrated through the South East plan which sets targets for the recycling and composting of waste. If Kent is to meet these targets, AD and MRF facilities as proposed in this application are going to be critical.

The Environmental Statement does not identify any significant adverse effects on the environment as a result of the proposed development.

Otterpool Quarry, Sellindge, Kent

Proposed Materials Recycling Facility and Anaerobic Digestion Plant

Design and Access Statement

SLR Ref 409.1376.00002

COUNTRYstyle RECYCLING

WASTE MANAGEMENT SOLUTIONS

July 2009

solutions for today's environment

Design and Access Statement

Introduction

1.1 Details of the proposed development are set out in previous sections of this document and the associated drawings. This section presents details of the design and access arrangements of the proposed development and is produced to comply with DCLG Circular 01/2006 and takes account of the CABE best practice guidelines. Drawings OP/5 to OP/9 show the elevations of the proposed buildings.

Use

1.2 The proposed development is for the construction and subsequent operation of materials recycling facility and an anaerobic digestion plant. The proposed development would consist of:

- A materials recycling facility (measuring 93m by 30m by 12.5m high) that will manage co-mingled recyclable materials from commercial and industrial producers. The enclosed plant will also have the capacity and capability to deal with possible future waste streams from municipal sources. The MRF will also include an element of waste transfer capacity as it is recognised that some residual waste from both processes will require final disposal to landfill;

- An anaerobic digestion plant (measuring 60m by 47m by 12.5m high) that will be in the form of an enclosed building housing waste reception, feedstock preparation facilities with the digestion tank and gas utilisation plant alongside;

- An external maturation pad (measuring 48m by 59m at its widest and longest points) for storing saleable product from the AD plant; and

- Associated office, mess and weighbridge facilities.

1.3 The proposed site, whilst currently vacant, has previously been used for a variety of industrial type developments including concrete and coated roadstone production and storage type uses. The proposed buildings and plant will therefore be of a similar nature to previous uses of the site.

Amount

1.4 It is considered that the amount of development is appropriate to the site and its location. The proposed buildings and would create a modern, efficient waste management facility and would not have any significant detrimental impact on the amenity of the surrounding area.

1.5 The amount of waste handled at the site would be in the region of 95,000 tpa.

Layout

1.6 The proposed development would be located within the boundary of the existing site and would take place within areas of the site which have already been previously developed. The site would use the existing site access which would lead in to the site and round to the proposed MRF. The proposed AD plant would be located to the back of the site.

1.7 Existing perimeter vegetation would be retained by the proposed development and a new 4m high bund with new planting on the western boundary of the site would be constructed to enclose the proposed development.

Scale

1.8 The new buildings and plant would be of similar scale to the previous developments on the site and elevations are shown on Drawings OP5 to OP/9.

Landscaping

1.9 The landscaping proposals associated with this development include the development of a 4m high bund along side the western boundary of the site where the maturation pad is located. The proposed bund would be planted with native tree and shrub species and would assist in screening the site from this direction. Existing planting around the northern, eastern and southern boundaries of the site would be retained as part of the proposed development.

Appearance

1.10 The proposed MRF would be constructed of steel frame and steel profile cladding coloured heritage green with roller shutter doors. The AD plant would also be of a steel frame construction but the lower parts of the building would be constructed in concrete with the other parts using steel profile cladding, again coloured heritage green. This would be similar to the colour of the existing buildings and would blend in with surrounding vegetation. The proposed digestion tank and gas utilisation plant also have a functional appearance reflecting the nature of the development and would incorporate heritage green colouring wherever practicable. The proposed appearance of the development is considered appropriate to the industrial type site on which it is located.

Access

1.11 The proposed development would improve and use an existing site access which is directly on to the main route network. The proposed development would not have a significant impact on the surrounding route network and further details are provided in the transport assessment which accompanies this planning application.

1.12 Office and mess facilities would incorporate disabled access and welfare facilities as required by legislation but the proposed development would not be open to the general public.

Benefits of the Development

1.13 The benefits of the proposed development are considered to be as follows:

- It will provide modern, purpose designed buildings for the recycling and recovery of waste materials and energy to move the management of waste up the hierarchy in accordance with national, regional and local waste planning policy;

- It will meet an identified need for new recycling and recovery capacity in east Kent which will help to ensure that Kent can demonstrate that they are providing effective recycling and recovery capacity that will contribute to the achievement of their landfill diversion targets for 2010 and onwards;

- The proposed site is a brownfield, industrial type location with an existing access on to the main route network serving east Kent and is in accordance with the policies of the existing Kent Waste Local Plan and the emerging strategy of the new Waste Development Framework;

- Locating recycling, recovery and transfer facilities together will mean that the waste treatment process can be managed on a single site;

- The existing site is well separated from local residents and has excellent transport links and the assessments that accompany this application do not identify any unacceptable adverse effects on the community, environment or transport links as a result of this development.